



# RANCHO PEÑASQUITOS PLANNING BOARD REGULAR MEETING AGENDA

**Wednesday; December 5, 2007 at 7:30 PM**

Sandpiper Room at the DoubleTree Golf Resort  
14455 Peñasquitos Drive; San Diego, CA 92129-1603

**7:30 pm - Call to Order**

**7:31 pm - Agenda Modifications**

**7:35 pm - Approval of Minutes** (November 7, 2007)

**7:45 pm - San Diego Fire Department** (Stations 40 and/or 42)

**7:50 pm - Public Forum** (Limited to 3 minutes per person and 12 minutes per topic)

**8:00 pm - Announcements & Informational Items:**

- San Diego City Mayoral Office (Stephen Lew: [slew@sanidiego.gov](mailto:slew@sanidiego.gov))
- San Diego City Council District One (Madeleine Baudoin: [mbaudoin@sanidiego.gov](mailto:mbaudoin@sanidiego.gov))
- San Diego City Planning & Community Investment (Jennifer Cordeau: [jcordeau@sanidiego.gov](mailto:jcordeau@sanidiego.gov))

**New Business:**

**8:15pm – Rescheduling of January RPPB meeting to 01-09-2008 (Action Item);**

**8:30pm – Statement of Position re: Santa Fe Summit II & III SCR application (Action Item);**

**9:30pm - Reports:**

**Chair Report: Charles Sellers** ([cts.cpa@sdccu.net](mailto:cts.cpa@sdccu.net))

**Vice-Chair Report: Joost Bende** ([rppb@san.rr.com](mailto:rppb@san.rr.com))

**Secretary Report: Jeanine Politte** ([jeanine@jpolitte.com](mailto:jeanine@jpolitte.com))

**Standing Committee Reports:**

- Land Use (Jon Becker: [jon.becker@tcb.aecom.com](mailto:jon.becker@tcb.aecom.com))
- Wireless (Lynn Murphy: [rp\\_murphys@sbcglobal.net](mailto:rp_murphys@sbcglobal.net))

**Ad Hoc Committee Reports:**

- Bylaws & Elections (Bill Diehl)
- Community Funds (Bill Diehl)
- Transportation (Jim LaGrone)

**Liaison and Organization Reports:**

- Community Planners Cmte (Charles Sellers)
- Black Mtn Open Space (Sudha Garudadri)
- MCAS Miramar CLF (Dennis Spurr)
- Peñasquitos East MAD (Bill Diehl)
- Recreation Council (Jim LaGrone)
- Town Council (Mike Shoecraft)

**10:00pm - Adjournment.**

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LAND USE COMMITTEE WILL NOT MEET THIS MONTH (DECEMBER 2007).

WIRELESS COMMITTEE WILL MEET ON DECEMBER 13, 2007 AT 6:30PM IN THE DOUBLETREE RESORT.

FUTURE RPPB MEETINGS: 1-9-08; 2-6-08; 3-5-08; 4-2-08; 5-7-08; 6-4-08; 7-2-08; 8-6-08; 9-3-08; 10-1-08.



## Rancho Peñasquitos Planning Board Meeting Minutes

November 7, 2007

Attendees: Dan Barker, Jon Becker, Bill Diehl, Sudha Garudadri, Pamela Kelly, Jim LaGrone, Lynn Murphy, Jeanine Politte, Charles Sellers, Dennis Spurr, Christopher Woo

Absent: Joost Bende, Wayne Kaneyuki, Keith Rhodes

Guests & Community Attendees: Mike Shoecraft, Michael Wiener, Brian Drummy, Sherri Lightner, Darcy Ashly, Marshall Merrifield, Anique Mantner, John Spelta, Vilma Martinez, Cynthia Rosales, Amy White, Sabrina Leitner, Patricia, Bill Dumka, Dale Politte, Pam Blackwill.

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1. The meeting was called to order at 7:30pm at the Doubletree Golf Resort located at 14455 Peñasquitos Drive, San Diego, California 92129. A Quorum was present.
  2. Agenda: Becker/Sellers – Santa Fe Summit II & III is proposing a modification to their plans to combine 2 buildings into a 10-story building; LUC has expressed concerns about processing under a Substantial Conformance Review v. Planned or Site Development Permits - place on next months agenda to review.  
Agenda Modifications: none
  3. MINUTES:  
**Motion** to approve the October 3, 2007 Rancho Peñasquitos Planning Board Meeting minutes as presented. M/S/C - LaGrone/Becker/Approved 8-0-1 abstention.
  4. Guests: none
  5. NON-AGENDA, PUBLIC COMMENTS:
    - a. Sherri Lightner – Candidate for District 1 Council Seat
    - b. Marshall Merrifield – Candidate for District 1 Council Seat
    - c. Patricia (BMR resident) – 2 BMR & 2 TH seats on March ballot? Sellers noted that the seats should be on the March ballot; RPPB Bylaws still need City Council approval and should be done in time.
    - d. Does Torrey Highlands have a MAD set up yet? Nathan Batchelder (District 1 Staff Rep attending for Madeleine Baudoin) will check into.  
- Bill Diehl noted that BMR does not have a MAD set up yet, Carmel Valley Rd/Black Mtn. Rd. section is a special circumstance because there are no homes on that stretch of road. HOA is handling Del Sur's maintenance.
  6. ANNOUNCEMENTS & INFORMATION ITEMS:
    - a. San Diego City Council District 1 Report – Nathan Batchelder (District 1 Staff Rep attending for Madeleine Baudoin)  
- Mayor Sanders announcement on brush abatement of high-risk open space parcels Fact Sheet and Brush Management Guide were distributed – handouts.  
- Waiting for approval from the Coastal Commission to use goats for brush management.  
- October Fire questions/concerns:
      1. Cleanup costs? Unknown to-date.
      2. Additional money for code enforcement? Nathan didn't believe there were additional monies available.
      3. Register to get Reverse 911 calls - land lines are already registered with either the city or the county, but you can register cell phones, too.
      4. Concerns about getting Camino del Sur extension completed so Park Village

residents will have more than one way in/out of their community.

- b. San Diego City Planning & Community Investment Report – Jennifer Cordeau: none

7. BUSINESS.

- a. Rancho Peñasquitos Town Council Representative to RPPB – Charles Sellers welcomed and provisionally seated Mike Shoecraft as the new Rep until a official letter is received from Council President Randy Nielsen. Mike is the Grants Chairman and new Vice President of the Town Council.

- b. Application for Map Waiver at 9910 Via Daroca (Project No. 136547), Jim Quiring – To convert 2 existing residential units (duplex) to condominiums on the 7,515 sq. ft. site. LUC recommends approval of Map Waiver. Brief discussion followed. This is not a lot split. One unit is presently owner occupied. Becker noted that City requirements had been addressed in plans which included parking, building code compliance, and landscape upgrades. Owner will be responsible for affordable housing in lieu of fees.

**Motion:** To approve the 9910 Via Daroca Map Waiver (Project No. 136547) as presented. M/S/C – Spurr/Kelly/ Approved 12-0-0.

- c. Endorsement of EPA Waiver Application by MWWD – Brian Drummy  
Mayor Sanders office requests endorsement of the plan to apply for an extension of the existing waiver for 5 years. By not submitting waiver, the City is obligated to building Secondary Treatment project.

- Lynn Murphy asked if it is our role to endorse the plan of the Mayor's office.
- Charles Sellers added that we could decline to give an opinion or approve/deny endorsement.

**Motion:** To endorse Mayor Sander's plan for MWWD to apply for a waiver for the Pt. Loma Wastewater Treatment Plant. M/S/C – Diehl/LaGrone/discussion.

- It was suggested that RPPB write a letter to the Mayor and City Council President. Fines will be levied beginning in June if not approved by City Council.
- Charles Sellers added that Secondary Treatment is the national standard and should already be in place, the longer we wait to construct the higher the costs.
- Bill Diehl noted that Secondary Treatment does not fit every locale. With San Diego being on the ocean we are not like land-locked cities with no alternative but Secondary Treatment.

**Call for a vote on the motion – Approved 9 for - 2 against - 1 abstention.**

- d. Black Mountain Ranch Community Plan Amendment Initiation, Bill Dumka – Bill reported that BMRLLC would like to start the process, initiate the Community Plan amendment, hopefully in December. The BMR Community Plan was approved by the voters; any change amendment must go through a complete review and approval process. Bill reviewed potential changes to the Subarea Plan for Del Sur:

- Move the hotel (less than 300 units, smaller than existing plan) to the town center.
- Senior housing at original hotel site, possibly 3 stories high.
  - Traffic at senior housing would be less – 4 ADT per unit v. 8 ADT per unit of hotel.
- Golf Course would become Open Space – public access, maintenance may fall under HOA. \* Re-vegetate so it is self sustaining in 5 years.

Comments & Questions:

- Dennis Spurr commented that wild land open space needs to be more resistant to fire.
- Marshall Merrifield added that he would like to see more shopping in proximity to housing and transit.

**Motion:** To approve the Initiation by the BMRLLC for a Community Plan Amendment for Del Sur within substantial conformance review. M/S/C – Becker/Spurr/Approved 12-0-0.

8. REPORTS.

- a. Chair Report – Charles Sellers
  - City of San Diego Draft General Plan, Environmental Impact Review meeting is scheduled for December 8<sup>th</sup> at Mira Mesa High School.
  - CPC meeting was canceled & rescheduled to November 7<sup>th</sup>. Review of comments incorporated into the Draft General Plan.
  - Scheduled meeting with Scott Peters, December 3<sup>rd</sup>, to share concerns related to fires. Response was vastly better than in 2003.
- b. Vice-Chair Report – Joost Bende: none
- c. Secretary Report – Jeanine Politte
  - Mini COW rescheduled for November 29<sup>th</sup>. Sudha, James & Mike need to attend. Forward information to Mike.
  - Jeanine asked Nathan Batchelder (Council Dist. 1 Rep) if the Density Bonus regulations were passed at City Council on November 6th. Nathan believed it was continued to another meeting.
  - Jon Becker asked Nathan when the General Plan would be approved. Charles Sellers added he thinks City Council will have the final in early 2008.
- d. Standing Committee Reports:
  - Land Use (Jon Becker)

Jon would not like to see a substantial conformance review approach to the Santa Fe Summit II & III projects with the change from two 4/5 story buildings to the single 10 story building they are proposing. He suggested RPPB invite Tim Daly, Development Project Manager, to attend our next meeting and explain DSD's decision to make it a Process 2 with ministerial approval. Jon feels that RPPB should push the issue that the project and community is best served if the project is handled as either a Planned Development Permit or Site Development Permit and deliver a written opinion on it.
  - Wireless (Lynn Murphy)
    - Lynn said none of the applicants have contacted her to appear before the Wireless Committee.
    - Charles informed the group that the cell sites at BMMS received negative environmental declarations and anticipates approval ignoring RPPB recommendations. He believes RPPB will have to appeal their decision. There are a lot of wireless projects coming forward that we will need to monitor.
    - Next meeting is November 15<sup>th</sup>; move December Wireless meeting to December 13<sup>th</sup> due to holiday conflicts.
- e. Ad Hoc Committee Reports:
  - Bylaws/Elections (Bill Diehl)
    - Bill is scheduling a meeting to finalize bylaws.
  - Community Funds (Bill Diehl)
    - Bill said that Gus Button is putting the information together for the lights at Canyonside Park to have a CM-1472 drawn up to transfer the funds. Musco's price & warranty will run \$225,000 and there is approximately \$263,000 in the fund.
    - Future expense ideas include converting Canyonside Park to reclaimed water.
  - Transportation (Jim LaGrone)
    - Jim has received an updated list of traffic striping and lighting changes.
    - Caltrans is asking for projects – funds are available.
- f. Liaison and Organization Reports:
  - Community Planners Committee (Charles Sellers) – covered previously
  - Black Mountain Ranch Open Space (Sudha Garudadri) – no meetings
  - MCAS Miramar Community Leaders Forum (Spurr and Diehl)

- At last meeting, the Public Affairs Officer gave a presentation on her experiences in Iraq. Women met with Iraq women to exchange ideas and needs such as sewing machines, 1<sup>st</sup> Aide lessons, etc.
- Tours are given the 1<sup>st</sup> Thursday of the month at Miramar.
- 2008 Air Show will be earlier – TBA in Jan. 2008. Blue Angels will return in 2008.
- CALFIRE/Military interaction during October fires – Dennis noted the spotter issue should have been resolved prior to this fire. The resources were available and needed to be used sooner. Dennis noted that the field of vision is deceptive when using night vision equipment.
- Peñasquitos East MAD (Bill Diehl) – Budget meeting is in December.
- Recreation Council (Jim LaGrone)
  - Oktoberfest had a great turn out, ran out of food late in the evening.
  - Next meeting is Oct. 13<sup>th</sup> at Hilltop Park. Bill noted that he is termed out, Lois Mangarelli may be moving.
  - Dog Park (Linear Park) plans are presently with the County Water Authority for approval, then to Land Use Housing in January for approval.
  - Black Mountain Community Park lights – city electrician was out and all lights are now working; also replaced bulbs at Canyonside Park.
  - Hilltop Park construction should begin in January.
  - Ridgewood Park – setting priorities for equipment.
  - Torrey Del Mar Park – nutweed is going away; begin regular mowing in January.
  - Lost Rec Center Director at Canyonside – Kelly Wood is now area manager at Mira Mesa. Alex has moved from Hilltop Park to Canyonside.
  - District Manager is arranging for PQ fields to be used by groups who lost use of their fields from the fires. Bill is recommending they use Sabre Springs Parks and Carmel Mtn. Ranch Parks for Soccer Leagues. Nomads Soccer Tournament over Thanksgiving will be using our fields.
  - Next event is Winter Wonderland at Hilltop Park on December 1<sup>st</sup>; wagon rides, crafts for the kids, carolers, and some snow.
- Town Council (Mike Shoecraft)
  - Following the resignation of Matt Brumley (President), Randy Nielsen was voted in as the new President of the Town Council.
  - Emergency Preparedness Fair, October 13<sup>th</sup> was attended by approximately 400 residents, 150 children were ID'd (fingerprinted). Town Council is considering the fair for an annual event.

The meeting was adjourned at 9:18pm.

Respectfully submitted,  
Jeanine Politte, RPPB Secretary  
Approved as corrected, 12/5/07.